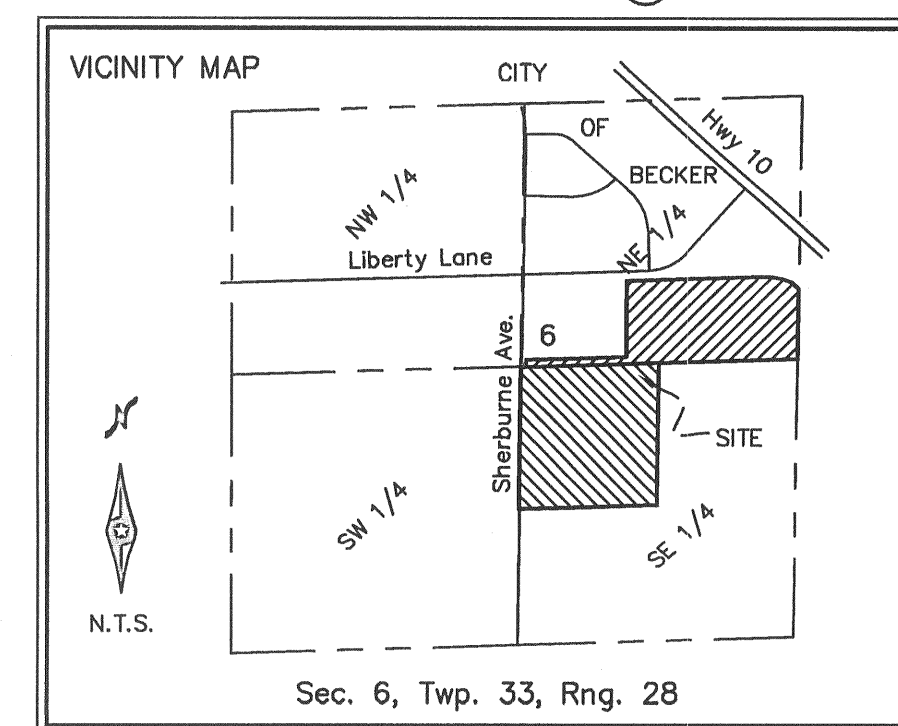


Bearing Statement:  
For the purposes of this survey, the East line of the Northeast Quarter of Sec. 6, Twp. 33, Rng. 28, Sherburne County, Minnesota has a county bearing of South 00 degrees 56 minutes 55 seconds West (NAD83, 1986)



**REFERENCE BENCHMARK:**  
"Darter MNDT" survey disk stamped  
"Darter 1996"; located 0.05 mi. nw along  
Hwy 10 from junction of CSAH No. 23 in  
becker.  
Elevation = 971.85 ft (NAVD88)

**PROJECT BENCHMARK:**  
TNH in NE quadrant of Sherburne Ave.  
and proposed 65th Ave.  
Elevation = 967.05 ft (NAVD'88)

**SURVEYOR'S CERTIFICATION:**  
To City of Becker, and their successors and assigns, that:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 6a, 6b, 7a, 7c, 8, 11b, 13, 14, 16, 17, and 21 of Table A thereof. The field work was completed on March 14th, 2012

Date of Plat or Map: September 26, 2012

Signed Brian E. Praske  
Brian E. Praske, LS 44646

"New ALTA portion"  
*Outlet A*  
City of Becker  
PIN #60-443-0010  
(Torrens, CT #5172)  
Area: 30.47 ac.±

The Property surveyed and shown hereon is the same property as described in Certificate of Title No. 5172, a transfer from No. 1614. Fee Simple Title is vested in the City of Becker. After several cancellations and transfers the subject property (Torrens) is described as:

*Outlot A, Energy Park Fourth Addition (Sherburne County, Minnesota, according to the recorded plat thereof.)*

*Outlot B, Energy Park Fourth Addition (NOT included in this survey)*

Also the Property surveyed and shown hereon is the same property as described in Certificate of Title No. 8978, a transfer from No. 8335, Certified Owner is the City of Becker (Ref. WD Doc. No. 43931, KGK Partners, LLC to City of Becker). The subject property (Torrrens) is described as:

*The Northwest Quarter of the Southeast Quarter of Section 6, Township 33, Range 28, Sherburne County, Minnesota*

Surveyor's Notes pertaining to the Memorial page(s) with document filing dates:  
Note: All memorial entries not referenced below, nor referenced elsewhere on this map, are considered a non-survey item by Bogart Pederson F I E L D & Associates, Inc. according to the information provided to us at the time of this survey.

CT No. 8978  
"No Memorials Entered"

CT No. 5172  
LT 2409 (10)

1. T 2409 (10/11/1960) Northern States Power Company transmission line blanket easement over NE 1/4 of NE 1/4 of Section 6, restricted as surveyed and staked, which is northerly of the subject property.

2. T 3147 (06/27/1966) Rural Cooperative Power Association easement over part of NE 1/4 of Sec. 6 restricted to 35 feet on each side of line as built, for operation and maintenance purposes. Appears to be early rendition of line easement along railroad.

3. T 17837 (06/27/1995) United Power Association Partial Release of Easement over part of NE 1/4 of Sec. 6 except over a 175 strip along railroad for operation and maintenance purposes. Supercedes T 3147.

4. T 18001 (08/21/1995) Northern State Power Company Partial Release of Easement over part of NE 1/4 of Sec. 6. Supercedes T 2409 which encumbers only the NE 1/4 of NE 1/4. Release applies only to easement recited in T 2409 and no other rights.

5. T 21258 (03/31/1998) Certificate of Correction to Plat for ENERGY PARK SECOND ADDITION. the replat of ENERGY PARK THIRD ADDITION conforms to said corrections. ENERGY PARK FOURTH ADDITION conforms to the Third Addition and said corrections.

6. T 22312 plat of ENERGY PARK FOURTH ADDITION, filed 11/04/1998.

7. T 23260 (08/30/2001) Railroad Easement being a perpetual right of way for construction and maintenance of a railroad spur (see survey map)

8. *Property Identification No. 60-006-4001 & 60-443-0010*

9. Property addresses: Mainly open or agricultural land, no site addresses given in county records. Listed under City of Becker, P.O. Box 250, Becker, MN 55308-0250

10. The total area of subject property: 70.13 Ac.

II. The subject property is located within the City of Becker, Sherburne County, Minnesota, reference Map No. 2714IC0240 E per FEMA Flood Insurance Rate Map, Effective date May 4, 2000. The subject property lies within Zone X – Areas determined to be outside 500-year floodplain.

12. A Gopher State One Call request was placed under Ticket No. 111641349 for utility locates on this site. Utility companies to be contacted: City of Becker, Charter Communications, MN Dept of Transportation, Qwest, Windstream Communications, TDS Metrocom, and Xcel Energy. All contact numbers for the above utilities can be referenced from the above available ticket data sheet. Underground utilities shown are based on the data provided by the above utilities.

upon those locations from the utility providers that actually performed a locate as a result of this request. Some utility companies respond to these requests by providing ambiguous maps in lieu of physical location. Utility information shown is a compilation of this information and those visible utilities that are located during the survey field work. Before any excavation would take place, it is mandatory to contact Gopher State One Call at 651-454-0002.

*Note: Per client, and because of the Torrens status for both parcels, no title commitment was prepared nor provided for the above document notes. However, Certificates of Title were provided and all documents listed on the Memorial pages were reviewed for survey comments.*

- Legend:**
- |             |   |
|-------------|---|
| ○           | Denotes set 1/2" iron pipe, capped LS 16095 |
| ⌘PK         | Denotes set spike                           |
| □           | Denotes telephone pedestal                  |
| ■           | Denotes catch basin                         |
| ⌘           | Denotes gate valve                          |
| ○           | Denotes hydrant                             |
| ⊗           | Denotes manhole                             |
| ☆           | Denotes light pole                          |
| ⊗           | Tree, Deciduous                             |
| ☀           | Tree, Coniferous                            |
| ○           | Sign  |
| ———         | Denotes sanitary sewer                      |
| ——— >> ———  | Denotes storm sewer                         |
| - - - - -   | Denotes easement                            |
| ——— OHE ——— | Denotes overhead electric                   |
| ——— UG ———  | Denotes underground gas                     |
| ——— FO ———  | Denotes fiber optic line                    |
| ———   ———   | Denotes waterline                           |
| ——— UE ———  | Denotes underground electric                |
| ——— UT ———  | Denotes underground telephone               |
| ——— SBL ——— | Denotes building setback line               |
| ⊗           | Denotes Surveyor's Note number              |
| ⊗           | Denotes gas meter                           |
| ⊗           | Denotes electrical box                      |
| ⊗           | Denotes power pole                          |
| ⊗           | Denotes sprinkler head                      |
| M           | Denotes measured distance                   |
| P           | Denotes plot distance                       |
| ⊗           | Denotes guard bollard                       |
| ⊗           | Denotes fe post and 4x4                     |

**BOGART, PEDERSON  
& ASSOCIATES, INC.**

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LAND SURVEYING  
CIVIL ENGINEERING  
MAPPING

13076 FIRST STREET, BECKER, MN 55308-9322  
TEL: 763-262-8822 FAX: 763-262-8844

NW/SE & O.L. A (4th Add)  
Sec. 6, Twp. 33, Rng. 28  
City of Becker  
Sherburne County, MN

SHEET NO.